

Minutes of the Independence City Commission's June 14, 2016 Meeting.

The Independence City Commission met on June 14, 2016 at 5:30pm in the Veterans Room at Memorial Hall. Mayor Gary Hogsett, Commissioner Leonhard Caflisch, and Commissioner Fred Meier were present. Others present included:

City Staff

Micky Webb, City Manager
Jeff Chubb, City Attorney
Kelly Passauer, Assistant City Manager
Jennifer Rutledge, Director of Finance/City Clerk
Jerry Harrison, Police Chief
Dave Cowan, Public Safety Director
Terry Lybarger, Director of Utilities
Barb Beurskens, Park and Zoo Director
Barry Beurskens, Fire Captain
Ranelle Rice, Lead Paramedic Shift 1
Russell Baker, Fire Chief

Visitors

Larry McHugh	Louis Ysusi
Daniel Turr	Judy Ysusi
Aaron Cook	Jonathan Booe
Wyatt Keal	Chris Furr
Ranelle Rice	Jon Risner
Nathan Macy	Phillip Chappuie
Debbie Miller	Charlotte Caflisch
Jerry Bright	Jason Hein
John Heckman	Keith Matlock
Marcus Hamilton	Ned Stichman
John M. Boles	

Call to Order

The meeting was called to order by Mayor Gary Hogsett.

Pledge of Allegiance to the United States of America

Citizen's Concerns and Petitions

Appointments

Tree Board – 5 new positions

Motion:

On the motion of Mayor Hogsett, seconded by Commissioner Meier, the Commission appointed Michelle Anderson, Beth Chaney, Josh Umholtz, Chris Moore, and Leslie Fox to the Tree Board.

Aye: Caflisch, Meier, Hogsett

Nay: None

Adoption of the Consent Agenda

a. Appropriations

1. A-1768

Motion:

On the motion of Mayor Hogsett, seconded by Commissioner Meier, the Commission approved A-1768 for \$490,208.25.

Aye: Caflisch, Meier, Hogsett

Nay: None

2. P-1731

Motion:

On the motion of Mayor Hogsett, seconded by Commissioner Meier, the Commission approved P-1731 for \$122,681.94.

Aye: Caflisch, Meier, Hogsett

Nay: None

b. Consider approving the minutes of the May 26, 2016 Commission meetings [CITIZENS].

Motion:

On the motion of Mayor Hogsett, seconded by Commissioner Meier, the Commission approved the minutes of the May 26, 2016 Commission meeting.

Aye: Caflisch, Meier, Hogsett

Nay: None

c. Consider requests from ASTRA to [CITIZENS/QUALITY OF LIFE SYSTEM]:

1. Authorizing hanging banners downtown June 30 – July 4, 2016;

2. Authorize "Art and Lit Crawl" downtown on July 1, 2016;
3. Authorize "Kids Discover Art in the Park" and authorize food vendors in the park on July 3, 2016;
4. Authorize waiving the transient vendors' license requirements during the ASTRA Festival for vendors pre-approved by the Astra Board.

Lea Shepard, representing the ASTRA Board has several requests which are detailed in the attached letter and summarized in the agenda item. City staff recommends approval.

Motion:

On the motion of Mayor Hogsett, seconded by Commissioner Meier, the Commission approved the requests from Astra:

1. Authorizing hanging banners downtown June 30 – July 4, 2016;
2. Authorizing "Art and Lit Crawl" downtown on July 1, 2016;
3. Authorizing "Kids Discover Art in the Park" and authorizing food vendors in the park on July 3, 2016;
4. Authorizing waiving the transient vendors' license requirements during the ASTRA Festival for vendors pre-approved by the Astra Board.

Aye: Caflisch, Meier, Hogsett

Nay: None

- d. Consider a request from First United Methodist Church to block Maple, between 6th and Penn from 8 AM to 2 PM on June 26, 2016 for a car show fundraiser [CITIZENS].

Attached is a request from Susan Ward, representing the First United Methodist Church to block a street as indicated in the agenda item for their event on June 26, 2016. City staff recommends approval.

Motion:

On the motion of Mayor Hogsett, seconded by Commissioner Meier, the Commission approved the minutes of the May 26, 2016 Commission meeting.

Aye: Caflisch, Meier, Hogsett

Nay: None

- e. Consider authorizing disbursement of Special Liquor Tax Funds to Four County Mental Health Center [CITIZENS].

Four County is requesting disbursement of Special Liquor Tax funds for 2016, however, according to the City Clerk funds collected in 2015 have not yet been distributed. If the Commission wishes to follow past practice, it is recommended that \$20,051.21 be distributed to Four County for 2015 and \$6,773.34 be distributed for 2016 to date; for a total of \$26,824.55.

Motion:

On the motion of Mayor Hogsett, seconded by Commissioner Meier, the Commission authorized disbursement of Special Liquor Tax Funds to Four County Mental Health Center.

Aye: Caflisch, Meier, Hogsett

Nay: None

- f. Consider the Treasurer's Financial Statement for April 30, 2016 [CITIZENS]. Attached is the Treasurer's Financial Statement for April 30, 2016. City staff recommends approval.

This item was moved to Items for Commission Action.

- g. Consider recommendation from the Housing Authority Board to authorize the Mayor to sign a contract to purchase property at 412 S. Penn with Housing Authority Funds [CITIZENS].

Attached is a letter from the Housing Authority and a contract for purchase of property at 412 S. Penn with Housing Authority funds. City staff recommends authorizing the Mayor to sign the contract.

Motion:

On the motion of Mayor Hogsett, seconded by Commissioner Meier, the Commission authorized the Mayor to sign a contract to purchase property at 412 S. Penn with Housing Authority Funds.

Aye: Caflisch, Meier, Hogsett

Nay: None

Items Requiring Commission Action

- h. Consider the Treasurer's Financial Statement for April 30, 2016 [CITIZENS]. Attached is the Treasurer's Financial Statement for April 30, 2016. City staff recommends approval.

Motion:

On the motion of Commissioner Caflisch, seconded by Commissioner Meier, the Commission approved the Treasurer's Financial Statement for April 30, 2016.

Aye: Caflisch, Meier, Hogsett

Nay: None

- i. Consider lease agreement with Kelly Aerospace Thermal Systems, LLC; and funding repairs to the round top hangar from Economic Development/Transportation Fund [BUSINESS & INDUSTRY].

Attached is the five year lease agreement written by the City Attorney and signed by the company at a lease rate of \$1,800 per month. Upgrades to the building at a total cost of \$32,215 are recommended to be paid from the Economic Development/Transportation Fund. Lessee, Kelly Aerospace Thermal Systems, LLC, has agreed to reimburse the City for one-half of the following costs:

Bracing and 13-foot white liner panels to interior walls	\$21,690 / 2 =	\$10,845
Power wash and apply Armor seal Rexthane costing to the floor	-\$6,056 / 2 =	\$3,028
Estimated total from lessee		\$13,873

City's net cost will be \$32,215 - \$13,873 = \$18,342

Motion:

On the motion of Commissioner Meier, seconded by Mayor Hogsett, the Commission approved the lease agreement with Kelly Aerospace Thermal Sytems, LLC as written.

Aye: Caflisch, Meier, Hogsett

Nay: None

- j. Consider a request from SEK Grain to donate property on the north side of West Laurel east of the railroad tracks formally known as Star Mill to the City [CITIZENS].

The City was recently contacted by SEK Grain who wishes to donate property they own to the City. The company is dissolving and they have sold some of their property, however, they still have this parcel and have been unsuccessful in selling it. Although the property does have rail access, it appears to be in the flood zone as shown by an image that was taken when the buildings were still intact. An image taken in February of 2016 after the buildings were removed is also included in your packet. City staff has not identified any potential uses or benefits of accepting this donation.

Acceptance of the property would require City crews to maintain the property.

No action was taken on this item.

k. Consider City Hall options [CITIZENS/CITY EMPLOYEES].

This item was tabled from the last meeting. Staff will review additional information relating to the City Hall options presented at the meeting.

Citizen's Comments:

Debbie Miller explained that Labette Health has followed a sound plan by completing a feasibility study, looking at parcels, doing the required zoning changes, and providing sketches of their plans. The project is financially feasible. Compare this to Micky Webb's approach. Debbie has done an Open Records Request for the comprehensive plan for City Hall. No plans were done. The Union Gas building is an example. Through an Open Records Request, she have found that there was no comprehensive plan before the Union Gas purchase. Tens of thousands of dollars were tied up in an empty building while the City was dragged through the helter skelter approach. Micky Webb needs a reasonable approach and to bring a comprehensive plan to the City Commission.

Barry Beurskens, Captain of the 1st Shift of the Independence Fire/EMS, told the Commission that he has been with the City for 26 years. The Fire Department has apparatus stored at three different locations in the City and from a captain's perspective that is unacceptable. Recently one of his shifts was in the Police Department in dispatch with Chief Harrison. Being in dispatch is like being in a closet, there is no room at all. This is unacceptable. There are options on the table. The first option is to do nothing, which is not a good option. Another is to build a new City Hall which is a viable option another is to move to Mercy which is also a viable option. Another is to remodel City Hall. He said that is like stuffing hay in your dead horse. You still have a dead horse. Keeping current City Hall is like buying a car when you get married. It is just what you need at first, but you start having kids and it gets to be too small. Mercy seems like the right option to Barry. He reminded the Commission that we are either moving forward or moving backwards.

Ranelle Rice, Lead medic for Shift 1, spoke about how cramped the facilities are for women in the Fire Department/EMS area. A small office was turned into a bunk room and is not in the Fire Department. It is like 2 beds shoved into a closet and it is right next to the bathroom City Staff uses, and therefore doesn't smell great. There is no separate

bathroom for the women. If the City intends to hire more women, then the women will need more room. Ranelle invited everyone to come tour the Fire Department, and reminded the commission that we need to grow the way the Fire Department is growing.

Tim Emert, who lives at 309 N 4th, started his time by clarifying that he is not speaking on behalf of anyone other than himself. He has been a lifelong resident of Independence, KS. First, he stated that he is very happy with the City's acquisition of Mercy Hospital building. He just doesn't think it is right for City Hall. People are envious of Independence because of the park and our downtown. Downtown is deteriorating and this would expedite that process. It would be a crime to move City Hall out of the downtown area.

The Commission scheduled a worksession on June 30, 2016 at 5:30 pm to discuss these options and the Capital Spending requested by department heads for the 2017 budget year.

- l. Report on sales tax receipts [CITIZENS].

Attached is the latest sales tax receipt report.

- m. Report on City Board Minutes [CITIZENS].

Attached are City board minutes from the May 18, 2016 Recreation Commission meeting; and the May 3, 2016 Planning Commission/Board of Zoning Appeals meeting.

- n. Report on thank you letter to Fire/EMS [CITIZENS].

Attached is a thank you letter from Dr. Hill regarding work performed by the Fire/EMS crew.

- o. Report on the budget process [CITIZENS/CITY EMPLOYEES].

The City Clerk will update the Commission on the status of the 2017 budget.

The City Clerk presented the Commission with a preliminary look at the budget. It was noted that the City does not have an estimated assessed valuation number for the coming year, and that minimal capital expenditures were included in the numbers presented.

Commission Comments:

Commissioner Caflisch asked about the 8th street water line project. The City Manager responded that we are waiting on the contractor, but work should begin soon.

Minutes of the Independence City Commission's June 14, 2016 Meeting.

Commissioner Caflish asked if the work on Basin 5 Sanitary Sewer had started yet. The City Clerk told the Commission that she has understood that the Basin 5 work will begin after the 8th street water line is completed.

The City Manager informed the Commission that the City received an A+ rating for the refunding bonds that are being issued.

Adjournment

Motion:

On the motion of Mayor Hogsett, seconded by Commissioner Meier, the commission adjourned the meeting.

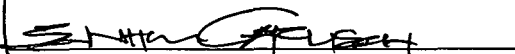
Aye: Meier, Hogsett, Caflisch

Nay: None



Gary Hogsett, Mayor

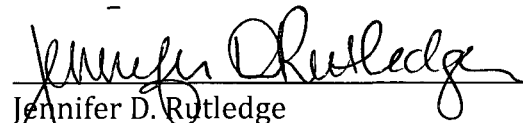
Attest:



Leonhard Caflisch, Commissioner



Fred Meier, Commissioner



Jennifer D. Rutledge
Director of Finance/City Clerk

Attendance Sheet
Independence City Commission Meeting
June 14, 2016

PLEASE PRINT

Name

Address

1	BARRY BEURSIKENS	4357 CR 5800 Indep.
2	Larry McHugh	
3	DARRYL TURN	102 S 1st
4	Aaron Cook	300 E 3rd Cherryvale
5	Wyatt Keel	6092 CR 5700 Cherryvale
6	Karelle Ric	725 N. 13th, Independence
7	Nathan Macy	916 E. main Independence
8	Debbie Miller	P.O. Box 571, City
9	Judy Light	201 S 13th
10	John Heckman	2620 N. Penn Ave.
11	Marcus Hamilton	
12	John M Boles	501 E MYRTLE
13	Louis Ysusi	112 Timberville DR.
14	Judy Ysusi	" " "
15	Jonathan Booe	
16	Chris Fur	501 Grant
17	Tom Row	
18	Phillip	
	Charlotte Caplisck	608 S. 5th

19 Jason Hein

20 Keith Matlock

21 Ned Stuchman

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Dulbee Miller
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Request to Address the City Commission



Name: 6-14-16

Agenda item you wish to address: Letter: _____; or

Public concern you wish to address: City Hall Proposals

Prior to the start of the meeting, please hand this form to the City Clerk

When the Mayor calls on you, please state your name and direct your comments to the Commission. Your comments should be limited to a maximum of 3 minutes.

No _____

2

Request to Address the City Commission



Name: BARRY BEKRSKENS

Agenda item you wish to address: Letter: ____; or

Public concern you wish to address: CITY HALL OPTIONS

Prior to the start of the meeting, please hand this form to the City Clerk

When the Mayor calls on you, please state your name and direct your comments to the Commission. Your comments should be limited to a maximum of 3 minutes.

No _____

7

Request to Address the City Commission



Name: Ranelle Rice

Agenda item you wish to address: Letter: _____; or

Public concern you wish to address: City Hall options/IFD

Prior to the start of the meeting, please hand this form to the City Clerk

When the Mayor calls on you, please state your name and direct your comments to the Commission. Your comments should be limited to a maximum of 3 minutes.

No _____

4

Request to Address the City Commission



Name: Tim Emert

Agenda item you wish to address: Letter: _____; or

Public concern you wish to address: Future of City Hall

Prior to the start of the meeting, please hand this form to the City Clerk

When the Mayor calls on you, please state your name and direct your comments to the Commission. Your comments should be limited to a maximum of 3 minutes.

No _____